

Foothill Boulevard Holding Company, LLC

11555 Dublin Boulevard, Dublin, CA 94568

RE: Development of Approximately 46 Acres located at 4131 Foothill Road, Pleasanton, known as the Merritt property (“Property”)

The Property is forty-six acres and is owned by Foothill Boulevard Holding Company, LLC (+/- 30 acres), Merritt Farms (+/- 12.8 acres), and the Merritt family (+/- 2.8 acres) and currently has a Pleasanton general plan designation of Low Density residential, two units per acre. The property is an island of property still located in the County, surrounded by the City of Pleasanton with existing residential development on both the north and south, Foothill Road on the west, and I-680 on the east. It is located just south of Foothill High School.

The benefits to the community of this Property developing at this time include:

1. Providing the community with an Age Qualified (AQ) 55-plus community of ninety-one new homes that will allow current Pleasanton residents to move from their current residence to a quality new, energy efficient, universal-designed home that will allow them to age-in-place and remain within the Pleasanton community they have grown to enjoy and love. This community is unique and is like no other provided in the Region. As an age qualified community this project will have a significantly lower impact on traffic circulation than a non-AQ community and it will have NO IMPACT on the school system.
2. Substantial Improvements to be constructed that are identified in the recently approved (December 2018) Foothill Road Bicycle Corridor Plan (BCP), a 2017-18 Work Plan Priority Item. The funding and installation of the following improvements we are proposing will greatly improve the safe path of travel for pedestrians and bicyclists along Foothill Road corridor and enable several improvements labeled as “long-term” to be realized much sooner, improving safety for the community in a timely manner.
3. Safe Routes To Schools: We propose to fund and construct several high-priority items identified in the latest Pleasanton Trails Master Plan (TMP).
 - Marilyn Murphy Kane Trail Northwestern Connection-Trail H identifies the extension of a highly-attractive safe route to Foothill High School which currently is not available due to a missing connection through the Property. We have designed our project to provide this connection.
 - Lydiksen Elementary School Safe Routes To School projects. Pleasanton Bike Master Plan identifies the need for a Crossing, bicycle rack, and access improvements on Highland Oaks Drive and West Los Positas Boulevard Improvements. This is rated Priority 3 in the entire PBMP and we propose to fund and install these improvements if possible as a community benefit improving the Safe Path of Travel for the existing and future students in the surrounding community.